



City of Biddeford Planning Board

August 5, 2026 at 6:00 PM

City Hall Council Chambers & Teams

[Planning Board Meeting \(LIVE\)](#) | [Meeting-Join](#) | [Microsoft Teams](#)

1. Pledge of Allegiance
2. Declaration of Quorum/Voting Members
3. Adjustment(s) to Agenda
4. Planner's Business
 - 4.a Meeting Minutes from the July 7, 2026, Internal Development Review Meeting
5. Consent Agenda
 - 5.a Approval of Meeting Minutes from July 15, 2026
6. Unfinished Business
 - 6.a 2026.20 Review of a project for Bakhita Saabino of 123 Summer Street (Tax Map 35, Lot 28) in the R-2 zone. This project was originally approved on June 17, 2026. On July 1, 2026, the Planning Board voted to re-review this project. Applicant wants to open a licensed day care in her home at 123 Summer Street.
7. New Business
 - 7.a 2026.26 Review of a Shoreland Zoning Permit Application for Ashley LeBlond at 8 Yates Street (Tax Map 59, Lot 12) in the Coastal Residential Zone. The project proposes to remove a substantial portion of the existing structure, excavate and construct a new full basement foundation, and reconstruct a single-family residence that will continue the existing residential use of the property. No additional dwelling units are proposed.

The proposed residence will remain substantially within the location of the existing structure while improving structural integrity, safety, energy efficiency, accessibility, and the long-term viability of the property.
 - 7.b 2026.37 Review of a 3-lot subdivision amendment request for Pine Point Heights, LLC. The project is located at 240 Granite Street (Tax Map 19, Lot 23) in the R1-A zone.
 - 7.c 2026.29 Review of a request from Longboard Construction to create a 1-lot private way at 380 Guinea Road (Tax Map 81, Lot 7) in the RF zone.

7.d 2025.49 Preliminary Review of a Site Plan/Conditional Use Permit request for N. A. Wright Creative Construct LLC at 532 Elm Street (Tax Map 14, Lot 11) in the B-2 zone called Mystery Springs. Mystery Springs is an indoor adventure experience. They are poised to revitalize a vacant lot located on the Southern portion of Route 1 in Biddeford, Maine. This family-friendly experience will feature themed miniature golf course design, and state-of-the-art lighting and entertainment systems. Included to round out the modern family experience is two escape rooms, indoor climbing walls, a gem mining station, special event pavilions, and a small service food counter.

7.e 2025.38 Review of a Sketch Plan Application for Diversacorp-Kerr, LLC at 5 & 9 Thornton Street (Tax Map 40, Lots 7 & 8) in the MSRD-3 zone. The project will consist of a 36-unit multifamily condominium with twenty (20) 1-bedroom units and sixteen (16) 2-bedtoom units. The building will be four stories tall and will have five (5) 1-bedroom units and four (4) 2-bedroom units per floor. The basement of the building will have storage units and mechanical rooms to serve the property.

8. Other Business

9. Adjourn

The Board reserves the right to halt official business at 9:30 p.m. Items not heard at tonight's meeting shall be rescheduled to the next meeting of the Board. All materials pertaining to items on the agenda are available for public review at the Biddeford Planning Department, second floor, Biddeford City Hall during normal business hours.